

**CITY OF MERRIAM  
9000 W. 62<sup>ND</sup> TERRACE  
MERRIAM, KANSAS 66202  
(913) 322-5500**

**APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT**

(Applicant may attach supplemental documents to the application rather than typing the answers on the form below. The supplemental documents shall be in the same order as requested below.)

**A. PROJECT:**

(1) Business Name	Merriam Center I, LLC and Merriam Center II, LLC
Address	4520 Madison Avenue, Suite 300, KCMO 64111
Telephone #	816-561-5111
Fax #	816-561-5551
Contact Person	Robert H. Johnson, Jr.

2. Brief description of business.

**Project development, leasing, management and operation of the Merriam Town Center shopping center.**

3. Names and addresses of the principal owners, officers and directors of the firm requesting the Tax Increment Financing.

**Robert H. Johnson, Jr, 4520 Madison Avenue, Suite 300, KCMO 64111**

**Michael Johnson, 4520 Madison Avenue, Suite 300, KCMO 64111**

**Eric Gonsher, 4520 Madison Avenue, Suite 300, KCMO 64111**

4. Legal description of project site.

**Lots 1, 5, 6, 7 and 8, Merriam Town Center, Second Plat, a subdivision in the City of Merriam, Johnson County, Kansas**

**Lot 14, Merriam Village, Fourth Plat, a subdivision in the City of Merriam, Johnson County, Kansas**

## **APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT FINANCING**

**Lot 16 and Tract A, Merriam Village, Fifth Plat, a subdivision in the City of Merriam, Johnson County, Kansas**

**Lot 18, Merriam Village, Sixth Plat, a subdivision in the City of Merriam, Johnson County, Kansas**

5. Proposed Project: Description of building(s) including square footage, materials, proposed use, etc. Attach site plan if available.

**The Merriam Town Center has been a very successful shopping center; however, it is over 20 years old. Many of the original tenants are still in the center and over the next 5-10 years these leases will come up for renewal. We need to be proactive to retain existing tenants and attract new tenants that are looking at Merriam and neighboring cities that have CIDS and TIFs currently in place. As the new owners of the property, we are constantly looking for ways to upgrade the stores in Merriam Town Center, and with the current financial conditions, most retailers will require an updating of the store in order for them to continue to operate a successful store in Merriam. The funds from the Community Improvement District will be used to upgrade the property, upgrade the physical condition and appearance of the property, add additional amenities that are needed in today's shopping centers in Johnson County, and keep Merriam Town Center as the dominant shopping center in northeast Johnson County for the years to come.**

6. If property is to be subdivided, describe division planned.

**At this date, we have no plans to subdivide the shopping center, however in future negotiations with retailers, it may be necessary for subdividing one or more parcels.**

## APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT FINANCING

7. Estimated Project Costs: (Please enclose construction pro forma, if available)

a.	Land Acquisition	\$ 52,300,000
b.	Public Improvements (New bus stop sidewalks and internal signage)	2,600,000
c.	EV Charging Stations	150,000
d.	Site Improvements (Additional green space, exterior lighting, upgrades to parking lots and sidewalks)	4,750,000
e.	Demolition	725,000
f.	Building(s) (40,000 sq ft of buildings at \$200/sq ft)	8,000,000
g.	Building Upgrades	
	1. Dick's Sporting Goods Renovation	3,600,000
	2. Five Below	1,000,000
	3. Cinemark Renovation	3,000,000
h.	Equipment	925,000
i.	Architectural & Engineering Fees	475,000
j.	Legal Fees/Other Consulting Fees	150,000
k.	Financing Costs	840,000
l.	Contingencies	2,130,000
	<b>TOTAL</b>	<b>\$ 80,645,000</b>

8. Source of Financing.

a.	Equity	\$ 13,300,000
b.	Bank Financing	39,000,000
c.	Tax Increment Assistance	-0-
d.	CID Assistance	11,000,000
e.	Other Additional financing/equity	17,345,000
	<b>TOTAL</b>	<b>\$ 80,645,000</b>

9. Form of CID financing requested: **Pay-as-You-Go.**

**APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT FINANCING**

10. Name and address of architect, engineer, and general contractor  
Architect: **Klover Architects, Inc., 8813 Penrose Ln #400, Lenexa, KS 66219**

Engineer: **A civil engineering firm will be selected at the time that additional plans are necessary.**

General Contractor: **Since the renovation and upgrading of the Merriam Town Center will be done in phases, there will be multiple general contractors on the site.**

11. Project Construction Schedule.

- a. Construction Start Date August 1, 2023
- b. Construction Completion Date July 31, 2045

12. Total estimated market value of project upon completion **\$75,000,000**

13. Estimated sales taxes generated by project upon completion (Please show calculations)

**Sales are estimated to be approximately \$50,000,000 per year; at a sales tax rate of 9.48%, total sales taxes should be \$4,740,000 per year.**

14. Projected number of new jobs created: **Unknown at this time**

\_\_\_\_\_ Full-time

\_\_\_\_\_ Part-time

\_\_\_\_\_ Seasonal

**B. COMMUNITY IMPROVEMENT DISTRICT FINANCING REQUEST**

## APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT FINANCING

1. Describe the amount and purpose for which community improvement district financing is required.  
**Landscaping, lighting, signage and façade enhancements; EV charging stations; outdoor gathering and entertainment areas; improved wayfinding; covered transit stop; future development of four (4) retail/restaurant pad sites; renovation of theater facility; improvements to existing vacant spaces as well as upgrades to existing retail spaces that are necessary to extend lease terms.**
  
2. Statement of necessity for use of community improvement district financing for project.  
**Merriam Town Center requires improvements to modernize the site and create a more modern shopping and dining experience. The extensive improvements will improve the sustainability of the center however will not result in a greater return on investment. Without CID assistance through a 1 cent sales tax, the scope of improvements cannot be attained.**
  
3. Specify below any other data or information you deem pertinent for the City's consideration in this application:  
**Merriam Town Center is the crown jewel of the City and remains a regional draw for shoppers and diners; it's age, however, requires updating and modernization to maintain its excellence in the community. Its partnership with the City has been mutually beneficial and that partnership should be sustained.**
  
4. If requesting bonds, please attach two complete sets of the following items to the application: N/A
  - (a) Certified copies of the applicant's financial audits for the past three years.
  - (b) Applicant's most recent annual or quarterly financial report.

**APPLICATION FOR COMMUNITY IMPROVEMENT DISTRICT FINANCING**

- 5. Applicant acknowledges and agrees that all fees and expenses incurred in connection with this application or establishment of the Community Improvement District, whether or not approved, will be paid by the Applicant. The Applicant shall hold the City, its officers, consultants, attorneys and agents harmless from any and all claims arising from or in connection with the Project, including but not limited to, any legal or actual violations of any State or Federal securities laws.

Applicant agrees and understands that a **non-refundable application fee of \$1,000** to the City of Merriam must be submitted with this Application.

Partial completion of this application is permitted, however, prior to the adoption of the CID agreement, the remaining supplementary information to complete this application must be furnished. Additional information may be required by the City's Attorney, Bond Counsel, or Financial Advisor.

It is understood and agreed the information required in this application or any other information will be disclosed to the City's financial team and may be disclosed to the public.

Applicant recognizes and agrees that the City reserves the right to deny any Application for Community Improvement District Financing at any state of the proceedings prior to adopting the resolution approving the district, that the Applicant is not entitled to rely on any preliminary actions for he City prior to the final resolution, and that all expenditures, obligations, costs, fees or liabilities incurred by the Applicant in connection with the Project are incurred by the Applicant at its sole risk and expense and not in reliance on any actions of the City.

The undersigned, a duly authorized representative of the Applicant hereby certifies that the foregoing information is true, correct and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

DATE:

6/30/23

Applicant:

Merriam Center I, LLC  
Merriam Center II, LLC

By:

  
Member

Its:

(267)

CHECK DATE: 06/30/2023

CHECK NO.: 000692

CITY

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	Description	Vchr	Net Amount
	06/30/2023	2,500.00	0.00	CID APPLICATION FEE	00349	2,500.00

**TOTAL** 2,500.00 0.00 2,500.00

**MERRIAM CENTER I, LLC  
C/O THE R.H. JOHNSON COMPANY  
4520 MADISON AVE, STE 300  
KANSAS CITY, MO 64111**

WELLS FARGO  
LEAWOOD, KS

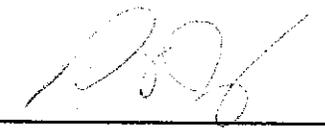
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DATE	CHECK NO.	AMOUNT
06/30/2023	000692	\$2,500.00*

**Two Thousand Five Hundred and no/100 DOLLARS \*\*\***

PAY  
TO THE  
ORDER OF

CITY OF MERRIAM



Void After 90 Days

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